114.0	0001	0004.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	720,500 /	720,500
					USE VALUE:	720,500 /	720,500
					ASSESSED:	720,500 /	720,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
231		MOUNTAIN AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GANNON CAROLYN GOTTSTEIN
Owner 2:	GANNON BRIAN DOUGLAS
Owner 3:	
Street 1:	231 MOUNTAIN AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LEE PAULA M/THOMAS H -
Owner 2:	TRUSTEES/LEE TRUST -
Street 1:	231 MOUNTAIN AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,010 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1938, having primarily Wood Shingle Exterior and 1727 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7010.000	279,300		441,200	720,500
Total Card	0.161	279,300		441,200	720,500
Total Parcel	0.161	279,300		441,200	720,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 417.27 | /Parcel: 417.2

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	72824
GIS Ref	
GIS Ref	
Insp Date	08/23/18

!8837!

PREVIOUS ASSESSMENT

Parcel ID: 114.0-0001-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	279,300	0	7,010.	441,200	720,500	720,500	Year End Roll	12/18/2019
2019	101	FV	228,700	0	7,010.	447,500	676,200	676,200	Year End Roll	1/3/2019
2018	101	FV	221,700	0	7,010.	334,100	555,800	555,800	Year End Roll	12/20/2017
2017	101	FV	221,700	0	7,010.	302,500	524,200	524,200	Year End Roll	1/3/2017
2016	101	FV	221,700	0	7,010.	289,900	511,600	511,600	Year End	1/4/2016
2015	101	FV	209,700	0	7,010.	245,800	455,500	455,500	Year End Roll	12/11/2014
2014	101	FV	209,700	0	7,010.	233,200	442,900	442,900	Year End Roll	12/16/2013
2013	101	FV	209,700	0	7,010.	221,900	431,600	431,600		12/13/2012

PRINT

Date	Time
12/10/20	23:22:42

LAST REV

Date	Time
12/23/19	10:51:12
danam	
8837	

USER DEFINED

Prior Id # 1:	72824
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEE PAULA M/THO	70449-23		12/28/2017		630,000	No	No		
LEE JAMES F & P	43052-150		6/15/2004	Family		No	No		
	10007-77		3/28/1962			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/19/2019	1097	Porch	3,800	C				
10/15/2018	1493	Insulate	3,000	C				
3/1/2018	230	Heat App	9,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/23/2018	MEAS&NOTICE	BS	Barbara S
2/12/2018	SQ Returned	EMK	Ellen K
12/15/2008	Meas/Inspect	189	PATRIOT
2/4/2000	Meas/Inspect	197	PATRIOT
8/30/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7010		Sq. Ft.	Site		0	70.	0.90	5									441,208						441,200	

Total AC/HA: 0.16093 | Total SF/SM: 7010 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 441,208 | Spl Credit | Total: 441,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	175.482
Other Features:	77606
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	404837
Depreciation:	125499
Depreciated Total:	279337

COMMENTS

OF=SINK IN BMT..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 4		Baths: 1				HB 1			

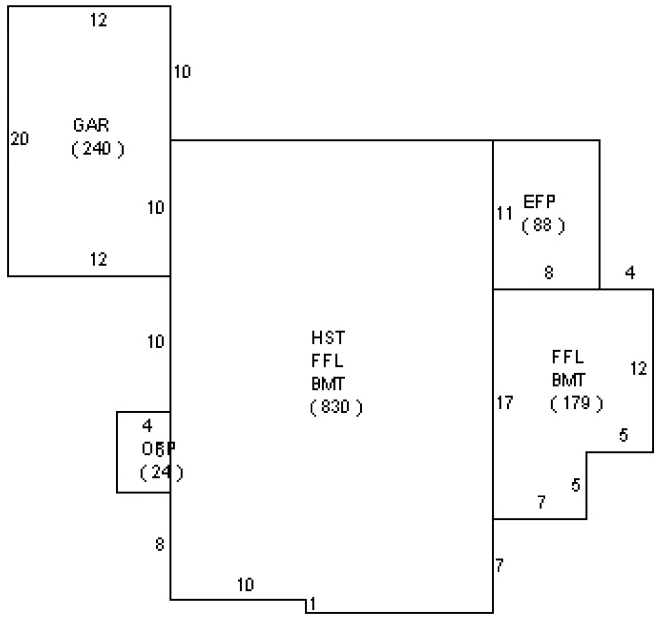
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	175.48
Special Features:	0	Val/Su Net:	100.29
Final Total:	279300	Val/Su SzAd	196.14

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,009	64.490	65,070
FFL	First Floor	1,009	175.480	177,062
HST	Half Story	415	175.480	72,825
GAR	Garage	240	25.410	6,099
EFP	Enclos Porch	88	58.160	5,118
OFP	Open Porch	24	44.000	1,056

Net Sketched Area:	2,785			Total:	327,230
Size Ad	1424	Gross Are	3200	FinArea	1727

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	30		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

114.0-0001-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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